

ORDINANCE NO. 020110-17

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 572 ACRES OF LAND GENERALLY KNOWN AS THE ROSEWOOD NEIGHBORHOOD PLAN AREA ("ROSEWOOD") AND TO CHANGE THE BASE ZONING DISTRICTS ON 68 TRACTS OF LAND IN ROSEWOOD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 68 tracts of land within the property described in File C14-01-0150, as follows:

Approximately 572 acres of land, in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A", (the "Property")

generally known as the Rosewood Neighborhood Plan (NP) combining district, locally known as the property whose boundaries begin at Airport Boulevard at Manor Road, then follow Airport Boulevard south to Oak Springs Drive, west to Webberville Road, southwest to Northwestern Avenue, north to Rosewood Avenue, west to Chicon Street, north to 12th Street, east to the Austin and Northwest railroad tracks, north to Martin Luther King Boulevard, east to Cedar Street/Stafford Street, north to Rogers Avenue, east to Walnut Avenue, north to Manor Road, east to and ending at Airport Boulevard, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning districts for the 68 tracts of land are changed from limited office (LO) district, general office (GO) district, neighborhood commercial (LR) district, general commercial services (CS) district, commercial-liquor sales (CS-1) district, community commercial (GR) district, family residence (SF-3) district, family residence-historic (SF-3-H) combining district, multifamily residence medium density (MF-3) district, and limited industrial services (LI) district to limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-

NP) combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district, public-neighborhood plan (P-NP) combining district, general office-mixed use-neighborhood plan (GO-MU-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, as more particularly described and identified in the chart below.

| TRACT # | ADDRESS | FROM | TO |
|---------|--|--------|-------------|
| 1 | 2709 MANOR RD | CS | CS-MU-CO-NP |
| 1 | 2705 MANOR RD | CS | CS-MU-CO-NP |
| 1 | 2701 MANOR RD | CS | CS-MU-CO-NP |
| 1 | 2703 MANOR RD | CS | CS-MU-CO-NP |
| 2 | 2815 MANOR RD | CS | CS-MU-CO-NP |
| 2 | 2805 MANOR RD | CS | CS-MU-CO-NP |
| 2 | 2803 MANOR RD | CS | CS-MU-CO-NP |
| 3 | 2823 MANOR RD | LR | LR-MU-NP |
| 3 | 2821 MANOR RD | LR | LR-MU-NP |
| 3 | 2819 MANOR RD | LR | LR-MU-NP |
| 4 | 0 ALEXANDER AV LOT 1-9 BLK 4 AUSTIN HEIGHTS ACR 8.61 OLT 49 DIVISION B PLUS ADJ ALLEY | LI | CS-MU-CO-NP |
| 5 | 2906 M L KING JR BV E | LI | CS-MU-CO-NP |
| 6 | 1906 MIRIAM AV | LI | LI-CO-NP |
| 6 | 2808 M L KING JR BV E | LI | LI-CO-NP |
| 7 | 2806 REAL ST | LI | GO-MU-NP |
| 8 | 2824 REAL ST | LI | GO-MU-NP |
| 9 | 2830 REAL ST | LI | LI-CO-NP |
| 9 | 2826 REAL ST | LI | LI-CO-NP |
| 10 | 0 M L KING JR BV E LOT 12 OLT 48 DIV B REAL INDUSTRIAL PARK | LI | LI-CO-NP |
| 10 | 0 M L KING JR BV E LOT 11 OLT 48 DIV B REAL INDUSTRIAL PARK | LI | LI-CO-NP |
| 11 | 2820 M L KING JR BV E | GO | GO-MU-NP |
| 12 | 2834 M L KING JR BV E | LI | LI-CO-NP |
| 13 | 2915 M L KING JR BV E | CS | CS-MU-CO-NP |
| 13 | 2911 M L KING JR BV E | CS, LI | CS-MU-CO-NP |
| 14 | 2919 M L KING JR BV E | CS | CS-MU-CO-NP |

| TRACT # | ADDRESS | FROM | TO |
|---------|--|----------|----------------------|
| 15 | 1814 HARVEY ST | LR | LR-MU-NP |
| 16 | 1404 CLIFFORD AV | CS | SF-3-NP |
| 17 | 2924 14 ST E | CS | SF-3-NP |
| 18 | 1400 HARVEY ST | SF-3 | LR-MU-CO-NP |
| 19 | 2923 14 ST E | CS | SF-3-NP |
| 19 | 1306 CLIFFORD AV | CS | SF-3-NP |
| 20 | 2925 14 ST E | CS | LR-MU-CO-NP |
| 20 | 1307 CLIFFORD AV | CS | LR-MU-CO-NP |
| 21 | 2900 12 ST E | LR | LR-MU-NP |
| 22 | 2902 12 ST E | LO | LO-MU-NP |
| 23 | 2926 12 ST E | LR | LR-MU-NP |
| 24 | 2928 12 ST E | SF-3 | LR-MU-NP |
| 25 | 2932 12 ST E | LR | LR-MU-NP |
| 25 | 2930 12 ST E | LR | LR-MU-NP |
| 26 | 2934 12 ST E | SF-3 | LR-MU-NP |
| 27 | 2936 12 ST E | GR | GR-MU-CO-NP |
| 28 | 1206 HARVEY ST | CS, SF-3 | CS-MU-CO-NP, SF-3-NP |
| 28 | 2938 12 ST E | CS, SF-3 | CS-MU-CO-NP |
| 28 | 2940 12 ST E | CS | CS-MU-CO-NP |
| 28 | 2944 12 ST E | CS | CS-MU-CO-NP |
| 28 | 2942 12 ST E | CS | CS-MU-CO-NP |
| 29 | 3118 12 ST E | SF-3 | CS-MU-CO-NP |
| 30 | 1919 12 ST E | CS | CS-MU-CO-NP |
| 30 | 1915 12 ST E | CS | CS-MU-CO-NP |
| 30 | 1193 CHICON ST | CS | CS-MU-CO-NP |
| 30 | 1901 12 ST E | CS | CS-MU-CO-NP |
| 30 | 1192 POQUITO ST | CS | CS-MU-CO-NP |
| 31 | 2001 12 ST E | CS | CS-MU-CO-NP |
| 32 | 2005 12 ST E | CS | CS-MU-CO-NP |
| 32 | 2003 12 ST E | CS | CS-MU-CO-NP |
| 33 | 2007 12 ST E | LR | LR-MU-NP |
| 34 | 2211 12 ST E | MF-3 | LR-MU-NP |
| 34 | 1196 CHESTNUT AV | MF-3 | LR-MU-NP |
| 35 | 1903 S L DAVIS AV | CS | CS-MU-CO-NP |
| 35 | 1901 S L DAVIS AV | CS | CS-MU-CO-NP |
| 35 | 1157 CHICON ST | CS | CS-MU-CO-NP |
| 36 | 1152 POQUITO ST | CS | CS-MU-CO-NP |
| 36 | 1904 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 36 | 1902 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 36 | 1155 CHICON ST | CS | CS-MU-CO-NP |
| 36 | 1918 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 36 | 1906 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 36 | 1900 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 36 | 0 ROSEWOOD AV S 10' OF LOT 4 BLK 1 OLT 58 DIVISION B | CS | CS-MU-CO-NP |
| 37 | 1154 ALAMO ST | CS | CS-MU-CO-NP |

| TRACT # | ADDRESS | FROM | TO |
|---------|---|--------------|--------------|
| 37 | 2008 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 37 | 2006 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 37 | 2004 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 37 | 2002 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 37 | 1153 POQUITO ST | CS | CS-MU-CO-NP |
| 37 | 2010 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 37 | 2008 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 37 | 2000 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 37 | 0 ROSEWOOD AV S15FT OF LOT 4 BLK 2 OLT 58 DIV B FOSTER SUBD | CS | CS-MU-CO-NP |
| 38 | 2111 S L DAVIS AV | CS | CS-MU-CO-NP |
| 38 | 2108 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 38 | 2106 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 38 | 2104 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 38 | 2102 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 38 | 2100 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 39 | 2202 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 39 | 2200 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 40 | 2222 ROSEWOOD AV | CS-1 | CS-MU-CO-NP |
| 41 | 2209 S L DAVIS AV | CS | GR-MU-CO-NP |
| 41 | 1156 CHESTNUT AV | CS | GR-MU-CO-NP |
| 42 | 1162 CHESTNUT AV | CS | SF-3-NP |
| 42 | 1164 CHESTNUT AV | CS | SF-3-NP |
| 43 | 0 ROSEWOOD AV BLK A ROSEWOOD VILLAGE SEC 10 | CS | P-NP |
| 44 | 0 PLEASANT VALLEY RD N .070 AC OF OLT 59 DIV B ROSEWOOD VILLAGE SEC 4 | SF-3 | P-NP |
| 44 | 0 CHESTNUT AV LOT 1 ROSEWOOD VILLAGE SEC 4 | SF-3, SF-3-H | P-NP, P-H-NP |
| 44 | 0 PLEASANT VALLEY RD N .176 AC OF OLT 59 DIV B ROSEWOOD VILLAGE SEC 4 | SF-3 | P-NP-NP-NP |
| 45 | 2801 12 ST E | SF-3 | P-NP |
| 46 | 0 NEW YORK DR 8.07 AC OF OLT 59 DIV B ROSEWOOD VILLAGE SEC 4 | SF-3 | P-NP |
| 46 | 0 PLEASANT VALLEY RD N .018 AC OF OLT 59 DIV B ROSEWOOD VILLAGE SEC 4 | SF-3 | P-NP |
| 47 | 2801 12 ST E | SF-3 | P-NP |
| 48 | 2334 ROSEWOOD AV | GR, LR | P-NP |
| 48 | 2370 ROSEWOOD AV | GR | P-NP |

| TRACT # | ADDRESS | FROM | TO |
|---------|--|----------|--------------------------|
| 49 | 0 PLEASANT VALLEY RD N TRT 1 OLT 63 DIV B ROSEWOOD VILLAGE SEC 6 | CS, SF-3 | P-NP |
| 50 | 3601 WEBBERVILLE RD | CS | CS-MU-CO-NP |
| 51 | 2400 ROSEWOOD AV | CS, SF-3 | CS-MU-CO-NP, SF-3-NP |
| 52 | 2518 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 52 | 2510 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 52 | 2508 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 52 | 2500 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 52 | 2604 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 52 | 2600 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 52 | 2516 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 53 | 2604 ROSEWOOD AV | SF-3 | CS-MU-CO-NP |
| 53 | 2600 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 53 | 2516 ROSEWOOD AV | CS | CS-MU-CO-NP |
| 54 | 2909 12 ST E | SF-3 | GR-MU-CO-NP |
| 54 | 2905 12 ST E | SF-3 | GR-MU-CO-NP |
| 54 | 2903 12 ST E | SF-3 | GR-MU-CO-NP |
| 54 | 1197 HARGRAVE ST | CS | CS-MU-CO-NP |
| 54 | 0 WHEAT AV .96 AC OF OLT 14 DIVISION B | SF-3 | GR-MU-CO-NP |
| 54 | 1195 HARGRAVE ST | CS | CS-MU-CO-NP |
| 54 | 1191 HARGRAVE ST | CS | CS-MU-CO-NP |
| 55 | 2917 12 ST E | GR | GR-MU-CO-NP |
| 55 | 2915 12 ST E 1.59 AC OF OLT 14 DIVISION B | CS, GR | CS-MU-CO-NP, GR-MU-CO-NP |
| 55 | 2915 12 ST E 50X122.6' OF OLT 14 DIVISION B | GR | GR-MU-CO-NP |
| 56A | 2943 12 ST E | CS | CS-MU-CO-NP |
| 56A | 2939 12 ST E | CS | CS-MU-CO-NP |
| 56A | 2935 12 ST E | CS | CS-MU-CO-NP |
| 56A | 2933 12 ST E | CS | CS-MU-CO-NP |
| 56A | 2931 12 ST E | CS | CS-MU-CO-NP |
| 56A | 2931 12 ST E | CS | CS-MU-CO-NP |
| 56A | 2929 12 ST E | CS | CS-MU-CO-NP |
| 56A | 2927 12 ST E | CS, SF-3 | CS-MU-CO-NP |
| 56A | 2925 12 ST E | CS, SF-3 | CS-MU-CO-NP |
| 56A | 2923 12 ST E | CS | CS-MU-CO-NP |
| 56B | 2939 12 ST E | CS | CS-MU-CO-NP |
| 57 | 2700 SOL WILSON AV | CS | LR-MU-NP |
| 58 | 2949 12 ST E | CS | CS-MU-CO-NP |
| 58 | 2949 12 ST E | CS | CS-MU-CO-NP |
| 58 | 2706 SOL WILSON AV | CS | CS-MU-CO-NP |
| 59 | 1195 OAK GROVE AV | CS | CS-CO-NP |

| TRACT # | ADDRESS | FROM | TO |
|---------|---|----------|----------------------|
| 59 | 2804 SOL WILSON AV | CS | CS-CO-NP |
| 60 | 3001 12 ST E | CS | CS-CO-NP |
| 61 | 3117 12 ST E | CS | CS-MU-CO-NP |
| 61 | 3111 12 ST E | CS | CS-MU-CO-NP |
| 61 | 3107 12 ST E | CS | CS-MU-CO-NP |
| 61 | 3101 12 ST E | CS | CS-MU-CO-NP |
| 61 | 3017 12 ST E | CS | CS-MU-CO-NP |
| 61 | 3019 12 ST E | CS | CS-MU-CO-NP |
| 61 | 3007 12 ST E | CS | CS-MU-CO-NP |
| 61 | 3117 12 ST E | CS | CS-MU-CO-NP |
| 62 | 3125 12 ST E | CS | CS-CO-NP |
| 62 | 3121 12 ST E | CS, CS-1 | CS-CO-NP, CS-1-CO-NP |
| 63 | 1189 HARVEY ST | CS | MF-3-NP |
| 63 | 0 HARVEY ST LOT B RESUB OF TRT 2 OLT 14 DIV B OAK SPRINGS SUBD | CS | MF-3-NP |
| 64 | 3002 OAK SP DR | CS | CS-MU-NP |
| 64 | 3000 OAK SPRINGS DR | CS | CS-MU-NP |
| 64 | 2900 OAK SPRINGS DR | CS | CS-MU-NP |
| 65 | 2814 OAK SPRINGS DR | SF-3 | CS-MU-NP |
| 65 | 2810 OAK SPRINGS DR | CS | CS-MU-NP |
| 65 | 2808 OAK SPRINGS DR | SF-3 | CS-MU-NP |
| 65 | 2806 OAK SPRINGS DR | SF-3 | CS-MU-NP |
| 65 | 2804 OAK SPRINGS DR | SF-3 | CS-MU-NP |
| 65 | 2802 OAK SPRINGS DR | CS | CS-MU-NP |
| 65 | 2800 OAK SPRINGS DR | CS | CS-MU-NP |
| 65 | 2722 OAK SPRINGS DR | SF-3 | CS-MU-NP |
| 65 | 2720 OAK SPRINGS DR | SF-3 | CS-MU-NP |
| 65 | 2718 OAK SPRINGS DR | CS, SF-3 | CS-MU-NP |
| 65 | 2716 OAK SPRINGS DR | CS, SF-3 | CS-MU-NP |
| 65 | 2712 OAK SPRINGS DR | CS | CS-MU-NP |
| 65 | 2708 OAK SPRINGS DR | CS | CS-MU-NP |
| 65 | 2700 OAK SPRINGS DR | CS | CS-MU-NP |
| 66 | 1165 RIDGEWAY DR | CS | CS-MU-CO-NP |
| 67 | 1167 RIDGEWAY DR | CS, SF-3 | SF-3-NP |
| 68 | 1189 RIDGEWAY DR | CS | LR-MU-NP |

PART 3. Secondary apartment special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1462 and 25-2-1463 of the Code

PART 4. The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

PART 5. Tracts 1 through 15, 21 through 41, 50 through 55, 56A, 56B, 58, 61, and 64 through 66 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

PART 6. Tracts 4, 5, 54 and 55 may be developed as a neighborhood urban center special use as set forth in Section 25-2-1521 through Section 25-2-1524 of the Code.

PART 7. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The height of a building or structure or portion of a building or structure may not exceed 40 feet above ground level on the following tracts:

Tracts 1, 2, 4, 5, 13, 14, 26 through 33, 35 through 41, 50 through 55, 56A, 56B, 58 through 62, and 66.

2. The following uses are prohibited uses on Tracts 1, 4, 13, 14, 26 through 33, 35 through 40, 50 through 54, 56A, 58 through 62, and 66:

Adult oriented businesses
Automotive washing (of any type)
Commercial off-street parking
Construction sales and services
Custom manufacturing
Equipment sales
Laundry service
Maintenance and service facilities
Service station

Agricultural sales and services
Campground
Commercial blood plasma center
Convenience storage
Drop-off recycling collection facility
Equipment repair services
Limited warehousing and distribution
Pawn shop services
Vehicle storage

3. The following uses are conditional uses on Tracts 1, 4, 5, 13, 14, 26 through 33, 35 through 40, 50 through 55, 56A, 56B, 58, 61, 62, and 66:

| | |
|-------------------------------|------------------------|
| Automotive sales | Exterminating services |
| Guidance services | Hotel-motel |
| Kennels | Monument retail sales |
| Outdoor sports and recreation | Residential treatment |

4. The following uses are prohibited uses on Tracts 2 and 5:

| | |
|----------------------------------|--|
| Adult oriented businesses | Agricultural sales and services |
| Automotive washing (of any type) | Campground |
| Commercial off-street parking | Commercial blood plasma center |
| Construction sales and services | Convenience storage |
| Custom manufacturing | Drop-off recycling collection facility |
| Equipment sales | Equipment repair services |
| Laundry service | Maintenance and service facilities |
| Pawn shop services | Service station |
| Vehicle storage | |

5. The following uses are conditional uses on Tract 2:

| | |
|--------------------------------------|------------------------|
| Automotive sales | Exterminating services |
| Guidance services | Hotel-motel |
| Kennels | Monument retail sales |
| Outdoor sports and recreation | Residential treatment |
| Limited warehousing and distribution | |

6. The following uses are prohibited uses on Tract 55:

| | |
|--|---------------------------------|
| Adult oriented businesses | Agricultural sales and services |
| Automotive washing (of any type) | Campground |
| Commercial off-street parking | Commercial blood plasma center |
| Construction sales and services | Convenience storage |
| Drop-off recycling collection facility | Equipment sales |
| Equipment repair services | Laundry service |
| Maintenance and service facilities | Pawn shop services |
| Service station | Vehicle storage |

7. The following uses are conditional uses on Tracts 59 and 60:

Exterminating services
Hotel-motel
Monument retail sales
Residential treatment

Guidance services
Kennels
Outdoor sports and recreation

8. The following uses are prohibited on Tract 56B:

Adult oriented businesses
Automotive washing (of any type)
Commercial off-street parking
Convenience storage
Drop-off recycling collection facility
Equipment repair services
Limited warehousing and distribution
Pawn shop services
Vehicle storage

Agricultural sales and services
Campground
Commercial blood plasma center
Custom manufacturing
Equipment sales
Laundry service
Maintenance and service facilities
Service station

9. The following uses are prohibited uses on Tracts 6, 9, 10, and 12:

Adult oriented businesses
Construction sales and services
Pawn shop services
Resource extraction
Scrap and salvage

Campground
Basic industry
Recycling center
General warehousing and distribution

10. The following uses are conditional uses on Tracts 6, 9, 10, and 12:

Commercial blood plasma center
Kennels
Vehicle storage

Guidance services
Residential treatment

11. The following uses are prohibited uses on Tracts 20, 41, and 68:

Automotive rentals
Automotive sales
Business support services
Commercial off-street parking
Drop-off recycling collection facility

Automotive repair services
Automotive washing (of any type)
Business trade school
Communications services
Extermination services

Funeral services
Hotel-motel
Indoor sports and recreation
Outdoor sports and recreation
Personal improvement services
Service station

Hospital services (general)
Indoor entertainment
Outdoor entertainment
Pawn shop services
Restaurant (general)
Theater

12. The following uses are conditional uses on Tracts 20, 41, and 68:

Community recreation (private)
Congregate living
General retail sales (convenience)
Hospital services (limited)
Residential treatment

Community recreation (public)
Food sales
Guidance services
Medical offices
Restaurant (drive-in, fast food)

13. The following uses are prohibited uses on Tract 18:

Art and craft studio
Consumer repair services
Custom manufacturing
Financial services
Guidance services
Medical offices
Personal services
Plant nursery
Restaurant (limited)

Consumer convenience services
Cultural services
Club or lodge
Food sales
Hospital services (limited)
Off-site accessory parking
Pet services
Restaurant (drive-in, fast food)
Service station

14. The following uses are conditional uses on Tract 18:

Private secondary educational facilities

College or university facilities

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 8. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 9. This ordinance takes effect on January 21, 2002.

PASSED AND APPROVED

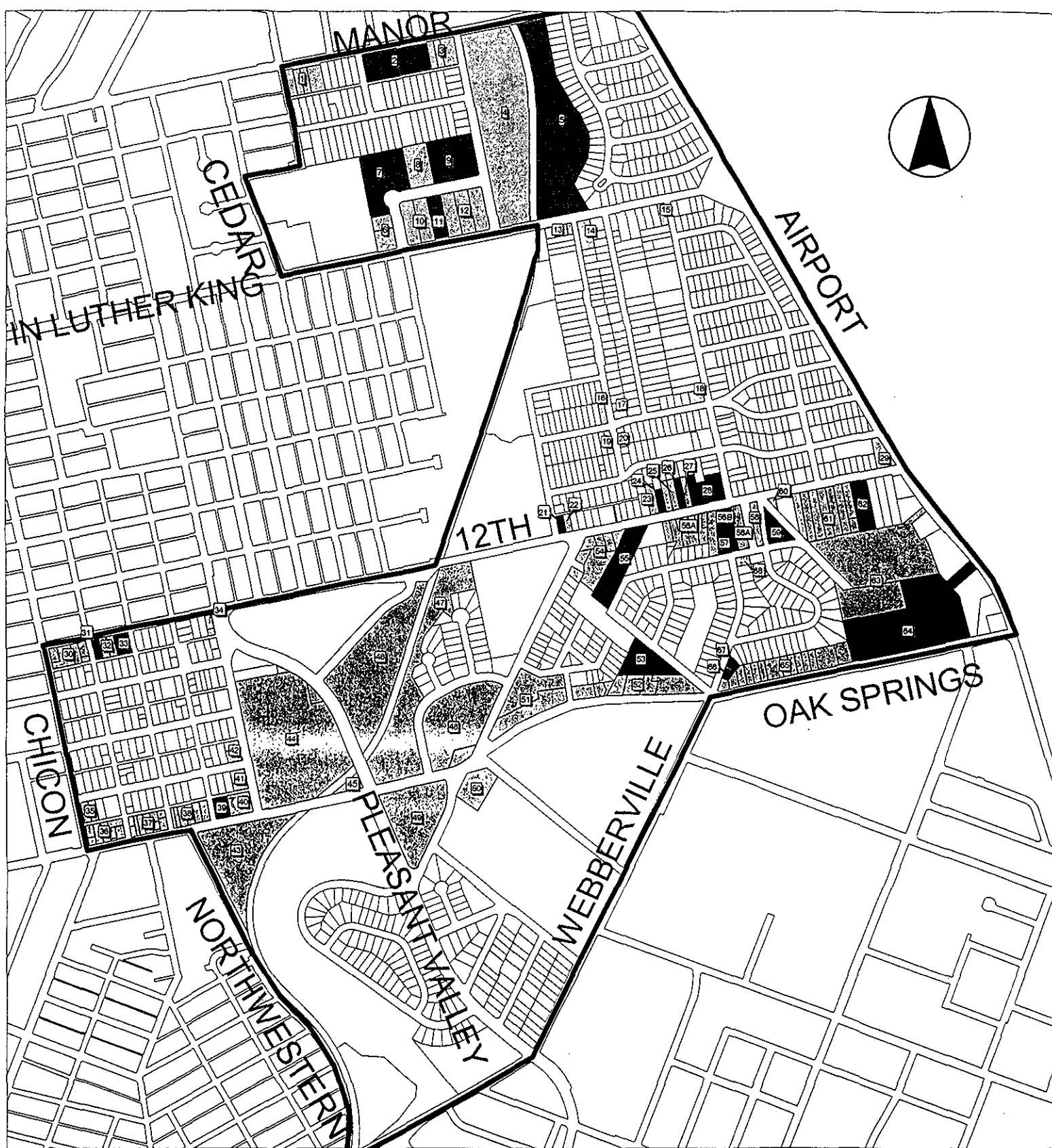
January 10, 2002

§
§
§

Gustavo L. Garcia
Gustavo L. Garcia
Mayor

APPROVED: _____
Sedora Jefferson
Sedora Jefferson
City Attorney






ATTEST: _____
Shirley A. Brown
Shirley A. Brown
City Clerk

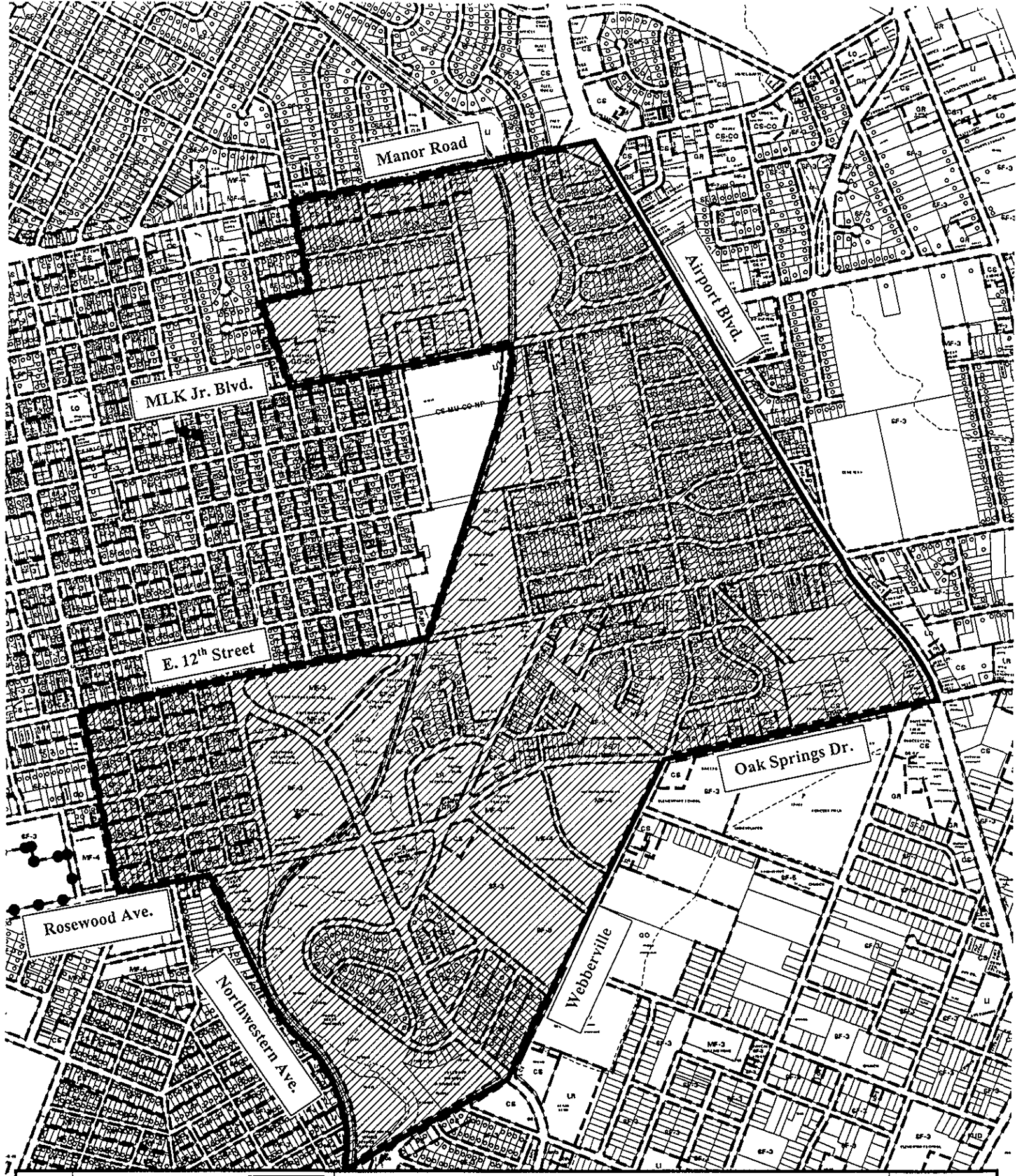




Rosewood Neighborhood
Planning Area
Zoning Case #C14-01-0150
Printed: December 28, 2001
Case Manager: Wendy Walsh
City of Austin - NPZD

EXHIBIT A

500 0 500 1000 Feet

-  Neighborhood Planning Area Boundary
-  Lot Lines
-  Subject Tract
-  Subject Tract
-  Subject Tract



| | | | | | |
|--|-------------------------------|---|-------------------------|-------------|---|
|  1" = 1000' | SUBJECT TRACT |  | ZONING <i>EXHIBIT B</i> | | CITY GRID REFERENCE NUMBER K23 L23 |
| | PENDING CASE | • • • • • | | | |
| | ZONING BOUNDARY | ----- | CASE #: C14-01-0150 | DATE: 01-10 | |
| | CASE MGR: W. WALSH | | ADDRESS: ROSEWOOD NPCD | INTLS: SM | |
| | SUBJECT AREA (acres): 572.760 | | | | |